

Economic Indicators

Loudoun County, Virginia

October 2004

	<u>Reporting Period</u>	<u>Current Period</u>	<u>Current Year-to-Date</u>	<u>Last Year-to-Date</u>	<u>Percent Change*</u>
New Residential Construction					
New Residential Units Permitted	September 2004	906	5,261	5,041	4.4%
Single Family Detached Units Permitted	September 2004	345	2,818	2,578	9.3%
Single Family Attached Units Permitted	September 2004	223	1,560	1,878	-16.9%
Multifamily Units Permitted	September 2004	338	883	585	50.9%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
	September 2004	730,082	2,925,394	2,098,847	39.4%
Office SF Permitted	September 2004	0	208,920	38,761	439.0%
Flex/Industrial SF Permitted	September 2004	394,121	874,038	336,351	159.9%
Retail SF Permitted	September 2004	23,508	627,117	723,597	-13.3%
Other SF Permitted	September 2004	312,453	1,215,319	1,000,138	21.5%
Taxable SF Permitted	September 2004	424,892	2,190,116	1,473,755	48.6%
Nontaxable SF Permitted	September 2004	305,190	735,278	625,092	17.6%
Total Value Nonresidential Construction	September 2004	\$111,863,935	\$363,589,422	\$267,390,160	36.0%
Value of New Buildings	September 2004	\$106,800,472	\$319,620,767	\$237,565,159	34.5%
Value of Alterations/Additions	September 2004	\$5,063,463	\$43,968,655	\$29,825,001	47.4%
Route 28 Taxing District SF Permitted	September 2004	17,242	850,530	635,075	33.9%
Value of Route 28 Permitted Construction	September 2004	\$3,571,419	\$53,897,264	\$32,835,625	64.1%

Source: Loudoun County Department of Building and Development

Housing Sales					
	June 2004	1,480	6,069	4,786	26.8%
Single Family Detached	June 2004	744	2,972	2,387	24.5%
Single Family Attached	June 2004	550	2,298	1,866	23.2%
Condominium	June 2004	186	799	533	49.9%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	July 2004	2,192,593	11,549,167	9,696,785	19.1%
International Passengers	July 2004	421,393	2,524,887	2,117,116	19.3%
Total Freight (metric tonnes)	July 2004	25,369	175,019	170,246	2.8%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	2nd Quarter 2004	\$922,534	\$1,729,228	\$1,399,538	23.6%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

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October 2004

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	June 2004	\$446,560	\$432,486	\$365,304	22.2%
Single Family Detached	June 2004	\$556,973	\$536,571	\$461,993	20.6%
Single Family Attached	June 2004	\$363,714	\$349,559	\$282,584	28.7%
Condominium	June 2004	\$249,879	\$236,374	\$230,398	8.5%

Source: Loudoun County Financial Services

At Place Employment					
Employees	1st Quarter 2004	108,125	106,616	100,547	7.5%
New Jobs (over previous quarter)	1st Quarter 2004	1,509			
Establishments	1st Quarter 2004	6,037	5,808	5,609	7.6%
New Businesses (over previous quarter)	1st Quarter 2004	229			
Gross Wages (millions)	1st Quarter 2004	\$1,376	\$1,338	\$1,140	20.7%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	August 2004	120.2	120.2	116.8	2.9%
US-All Urban Consumers (1982-84=100)	August 2004	189.5	189.4	184.6	2.7%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	August 2004	124,264	125,545	120,847	2.8%
Northern Virginia	August 2004	1,352,517	1,365,894	1,311,427	3.1%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	August 2004	2.0	2.0	2.8	-28.6%
Northern Virginia	August 2004	2.2	2.1	2.7	-18.5%
Virginia	August 2004	3.7	3.6	4.2	-11.9%
United States	August 2004	5.4	5.7	6.0	-10.0%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	June 2004	112.3	111.4	110.3	1.8%
Current Index (1987=100)	June 2004	111.4	108.7	104.1	7.0%

Source: Center for Regional Analysis

Non-Residential Vacancy					
Total	3rd Quarter 2004	15.5%	17.4%	19.0%	-18.4%
Office	3rd Quarter 2004	13.4%	15.6%	17.1%	-21.6%
Flex	3rd Quarter 2004	25.4%	29.7%	27.7%	-8.3%
Industrial	3rd Quarter 2004	8.5%	7.7%	12.2%	-30.3%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.